

Symonds
& Sampson



Queens Walk

Monmouth Park, Lyme Regis, Dorset

Queens Walk

Monmouth Park

Lyme Regis

DT7 3BP

An immaculate two bedroom semi-detached house situated in the new Monmouth Park development, close to the centre of the popular coastal town of Lyme Regis.



- Built to a high specification
- Bespoke kitchen with integrated appliances
- Contemporary bathroom fittings
 - Two bedrooms
 - Driveway parking
 - Rear garden

Guide Price £300,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

'The Cobb' is a two bedroom house on the Monmouth Park development, built to a high specification with two bedrooms, a family bathroom, open plan living accommodation and the benefit of two parking spaces.

The front door opens into a spacious hallway, with a downstairs cloakroom and understairs cupboard. The open plan living space is L-shaped, with the sitting and dining area spanning the depth of the house, with double doors onto the rear garden. The bespoke kitchen is fitted with a range of wall and base units with Silestone worktops, and integrated appliances include an electric oven and hob, fridge/freezer, dishwasher and washing machine. The downstairs of the property benefits from heated flooring throughout.

Upstairs there are two bedrooms, both benefitting from built-in mirrored wardrobes. The family bathroom is fitted with a contemporary white suite comprising a bath with shower over, wc and sink with chrome taps, a heated towel rail and large format porcelain tiles.

OUTSIDE

'The Cobb' benefit from a patio or terraced area adjoining the house, with an area of lawn beyond. The houses also benefit from driveway parking for two cars either to the side or the rear of the property.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

LOCAL AUTHORITY

Dorset Council - 01305 251010.

Council Tax Band to be assessed.

SITUATION

Monmouth Park is a stunning collection of traditionally designed homes built to a superior standard with spacious accommodation in the popular coastal town of Lyme Regis. A short drive or a fifteen-minute walk will take you into the centre of Lyme Regis, a picturesque town noted for its attractive period buildings, the famous centuries-old Cobb

and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

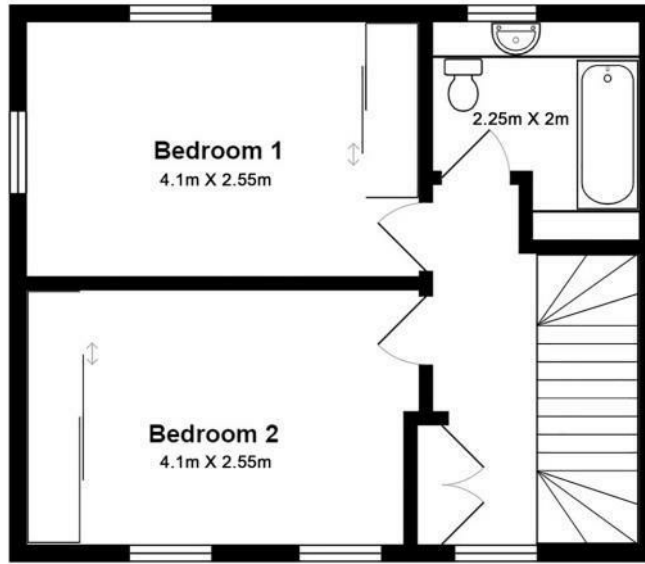
AGENT NOTE

We understand there is a Service charge of £196.53 payable per annum for the maintenance of the private roads and communal area.





Ground Floor



First Floor

Example Floor Plans of a Two Bedroom Home
All measurements are approximate and for display purposes only.



Bridport/DME/rev040325



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT